

NORMAN PLANNING COMMISSION
REGULAR SESSION AGENDA

JULY 8, 2010

MEETING TIME:
MEETING PLACE:

6:30 p.m.
Council Chambers
Norman Municipal Building
201 West Gray Street

NOTICE:

The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicants at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner within 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation.

*It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's decision. **Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.***

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1. ROLL CALL

2. CONSENT DOCKET

INFORMATION: This item is placed on the agenda so that Planning Commission, by unanimous consent, can designate those agenda items that they wish to approve by one motion. Any of these items can be removed from the Consent Docket and heard in its regular order.

ACTION NEEDED: Motion to place Item Nos. 3 through 5 on the Consent Docket and approve by one unanimous vote.

ACTION TAKEN: _____

3. Approval of the June 10, 2010 Regular Session Minutes

ACTION NEEDED: Approve the minutes as submitted, or amended.

ACTION TAKEN: _____

**4. COS-1011-1 -- Consideration of a RURAL CERTIFICATE OF SURVEY submitted by Charles & Debra Cotton, Mark Cox, and Joe Alexander (Mark Deal and Associates) for ALAMEDA 80, generally located north of Alameda Drive on the east side of 72nd Avenue N.E.
(Staff Report – page 4-3)**

ACTION NEEDED: Recommend approval of the Rural Certificate of Survey for ALAMEDA 80, and forward the plat to the City Council for their approval and acceptance of public dedications.

ACTION TAKEN: _____

5. Consideration of SHORT FORM PLAT No. SFP-1011-1 submitted by Applewood Development, L.L.C. (Crafton Tull Sparks) for BLOCK 14 OF THE VINEYARD PHASE III, generally located within the arc at the north end of Wauwinet Way.
(Staff Report – page 5-3)

ACTION NEEDED: Approve Short Form Plat No. SFP-1011-1 for Block 14 of the VINEYARD PHASE III.

ACTION TAKEN: _____

6. CONSIDERATION OF A REQUEST SUBMITTED BY WESTPOINT DEVELOPERS, L.L.C. FOR A TRACT OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD APPROXIMATELY 1,320 FEET EAST OF 48TH AVENUE N.W.

6a. RESOLUTION NO. LUPR-0910-1 -- WESTPOINT DEVELOPERS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-0910-9) FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA DESIGNATION FOR THE ENTIRE PROPERTY, AND FROM LOW DENSITY RESIDENTIAL DESIGNATION TO OFFICE DESIGNATION FOR TRACT 2 ON PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD APPROXIMATELY 1,320 FEET EAST OF 48TH AVENUE N.W.

(Staff Report – page 6a-3)

6b. ORDINANCE NO. ZO-0910-5 -- WESTPOINT DEVELOPERS, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO R-1, SINGLE FAMILY DWELLING DISTRICT, FOR TRACT 1, AND TO CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, FOR TRACT 2, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD APPROXIMATELY 1,320 FEET EAST OF 48TH AVENUE N.W.

(Staff Report – page 6b-3)

6c. PP-1011-3 -- CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WESTPOINT DEVELOPERS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR REDLANDS, GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD APPROXIMATELY 1,320 FEET EAST OF 48TH AVENUE N.W.

(Staff Report – page 6c-3)

ACTION NEEDED: Recommend adoption or rejection of Resolution No. LUPR-0910-1, Ordinance No. ZO-0910-5, the Site Development Plan and accompanying documentation, and recommend approval of the Preliminary Plat for REDLANDS, with an alley waiver for the Office Commercial area, to the City Council.

ACTION TAKEN: _____

7. CONSIDERATION OF A REQUEST SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C., FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND INDIAN HILLS ROAD.

7a. ORDINANCE NO. ZO-1011-1 -- HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C. REQUESTS AMENDMENT OF PUD O-0506-3 FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND INDIAN HILLS ROAD.

(Staff Report – page 7a-3)

7b. PP-1011-2 -- CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR COMMERCE PARKWAY ADDITION, A PLANNED UNIT DEVELOPMENT, LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND INDIAN HILLS ROAD.

(Staff Report – page 7b-3)

ACTION NEEDED: *Recommend adoption or rejection of Ordinance No. ZO-1011-1, the Site Development Plan and accompanying documentation, and recommend approval of the Revised Preliminary Plat for COMMERCE PARKWAY ADDITION, A Planned Unit Development, with an alley waiver and a waiver of sidewalks adjacent to Interstate Drive, to the City Council.*

ACTION TAKEN: _____

8. RESOLUTION NO. R-1011-2 -- A RESOLUTION ADOPTING THE PORTER AVENUE CORRIDOR STUDY AS AN IMPLEMENTATION DOCUMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN.

(Staff Report – page 8-3)

ACTION NEEDED: *Recommend adoption or rejection of Resolution No. R-1011-2 to the City Council.*

ACTION TAKEN: _____

9. ORDINANCE NO. O-1011-2 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD A SECTION 429.6 CREATING A ZONING OVERLAY DISTRICT FOR THE PORTER AVENUE CORRIDOR; AND PROVIDING FOR THE SEVERABILITY THEREOF.

(Staff Report – page 9-3)

ACTION NEEDED: *Recommend adoption or rejection of Ordinance No. O-1011-2 to the City Council.*

ACTION TAKEN: _____

10. CONSIDERATION OF A REQUEST SUBMITTED BY TARAHUMARA’S MEXICAN CAFÉ & CANTINA FOR 0.48 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF NORTH PORTER AVENUE AND ON THE NORTH SIDE OF FRANK STREET.

10a. RESOLUTION NO. LUPR-1011-1 -- TARAHUMARA’S MEXICAN CAFÉ & CANTINA REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION ON PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF NORTH PORTER AVENUE AND ON THE NORTH SIDE OF FRANK STREET.

(Staff Report – page 10a-3)

10b. ORDINANCE NO. ZO-1011-2 -- TARAHUMARA'S MEXICAN CAFÉ & CANTINA REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF NORTH PORTER AVENUE AND ON THE NORTH SIDE OF FRANK STREET.

(Staff Report – page 10b-3)

ACTION NEEDED: Recommend adoption or rejection of Resolution No. LUPR-1011-1, Ordinance No. ZO-1011-2, the Site Development Plan and accompanying documentation, to the City Council.

ACTION TAKEN: _____

11. ORDINANCE NO. O-1011-1 -- AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 19-202(B) AND (C) OF CHAPTER 19 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA, BY INCREASING THE RATES FOR FILING FEES FOR PLATS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

(Staff Report – page 11-3)

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-1011-1 to the City Council.

ACTION TAKEN: _____

12. MISCELLANEOUS DISCUSSION

13. ADJOURNMENT